

CHANGING THE SKYLINE

Notable Additions To Be Made to Manhattan Buildings.

WORK TO COST \$26,832,160

Plans Include \$1,200,000 Banking House, Several Theatres and an Opera House.

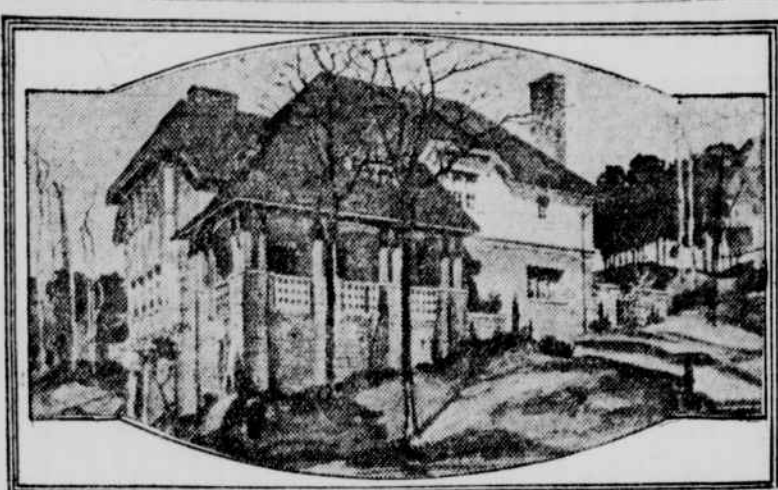
Some notable additions to the buildings of Manhattan have been planned since January. The number of buildings of all kinds projected in that time is 252, the total estimated cost being \$26,832,160.

One of the most important construction tasks for which plans have been filed this year is the new home of J. P. Morgan & Co., which will occupy the site of the old home and an adjoining plot, and which will be built from plans by Trowbridge & Livingston at a cost of \$1,200,000.

Among other important additions to the building strength of New York for which designs were drawn not long ago and filed are the \$450,000 opera house to be built at 41st street and Lexington avenue by Oscar Hammerstein, a \$300,000 theatre to stand in 37th street, just west of Sixth avenue, and which is to be put up by the Times Square Improvement Company; a twelve story office and office structure at Nos. 225 and 231 Fourth avenue by the Polo Construction Company at a cost of \$200,000; a twelve story apartment hotel at No. 40 East 43rd street, to cost \$300,000; a \$200,000 home for working girls, at No. 411 West 125th street, and a seventeen story store and loft building at Nos. 6 and 8 West 22d street, at a cost of \$385,000.

Besides, a \$1,000,000 addition has been planned for the home of the National Biscuit Company, at No. 500 to 512 West 15th street, and a \$1,200,000 printing house at No. 27 to 33 White street. The printing house will be seventeen stories, and will be built for the Hallenbeck-Hungerford Realty Company from plans by William E. Austin.

A fairly good number of high class apartment houses in the upper West Side districts have been planned since January. The Albion Construction Company will be busy at the northwest corner of 164th street and St. Nicholas avenue putting up a six story fathouse estimated to cost \$300,000. The Bendheim Construction Company is going to invest \$250,000 in the building of a row of five five-story flat-



HOUSE BEING BUILT AT FIELDSTON.

The property of the Delafield estate, at Riverdale-on-Hudson, from designs by

street, by the Bendheim Construction Company, from plans by Moore & Land. Two five story apartment houses, with stores on the north side of 125th street, 50 feet west of 125th street, by Trowbridge & Livingston, from plans by Trowbridge & Livingston. Nine story apartment house, at Nos. 156 and 160 West 81st street, by Wesley Realty Company, from plans by Neville & Bague. Five story brick fathouse on the south side of 125th street, 110 feet west of St. Nicholas avenue, by the Bendheim Construction Company, from plans by Charles H. Meyer. Twelve story store and loft, at Nos. 120 and 132 West 29th street, by the Polo Construction Company, from plans by Brown & Almy. Twelve story office and loft, at Nos. 225 and 231 Fourth avenue, by the Polo Construction Company, from plans by Neville & Bague. Five story fathouse on the eastern side of 35th street, 25 feet south of Cooper street, by the Polo Construction Company, from plans by Noel & Springsteen. Six story fathouse at the northeast corner of 45th street and St. Nicholas avenue, by the Albion Construction Company, from plans by Schwartz & Gross. Ten story brick warehouse at No. 22 West 20th street, by A. J. Sloan, from plans by John H. Spink. Four story opera house at Nos. 56 and 58 Lexington avenue, by Oscar Hammerstein, from plans by W. H. McFarland. Twelve story loft building and three story theatre at No. 107 to 119 West 27th street, by the Times Square Improvement Company, from plans by George H. Kiefer. Ten story addition to the National Biscuit Company Building, at No. 500 to 512 West 15th street, from plans by Albert G. Zimmerman. Seventeen story printing house at No. 27 to 33 White street, by the Hallenbeck-Hungerford Realty Company, from plans by William E. Austin. Sixteen story office building at the northeast corner of 33d street and Madison avenue, by the Russell Realty Company, from plans by William H. Gorman. Five story fathouse at No. 156 West 25th street, by the Grout Construction Company, from plans by Louis Epstein. Six story fathouse at the southeast corner of Washington avenue and 161st street, by the Friedman Construction Company, from plans by Harold L. Young. Five story clubhouse at Nos. 106 and 107 West

seidel. \$210,000. Twelve story brick store and loft building at Nos. 28 and 30 East 12th street, by 822 and 821 Broadway Company, from plans by Townsend, Steine & Haskell (Inc.). \$225,000.

JAMAICA HILLCREST HOMES

Notable Growth of Section in Last Three Years.

The phenomenal growth of Jamaica Hillcrest in the last three years has attracted general attention to this popular home section of Jamaica, and the outlook now is for one of the largest and most successful auction sales held in the Borough of Queens, next Friday, Decoration Day, when William P. Rae, as auctioneer, will offer 253 of the choicest Jamaica Hillcrest lots.

Included in the offering will be a portion of the valuable Hillside avenue frontage. Over fifty houses have been erected since the opening of the property in the summer of 1910, the cost of the dwellings ranging in price from \$5,500 to \$15,000, and more home building at Jamaica Hillcrest has been stimulated, mainly by the through electric express service from both the Pennsylvania terminal and the Flatbush avenue station, with frequent trains at all hours of the day and night, which has attracted many New York and Brooklyn families to this rapidly growing section of the Borough of Queens.

The prospect for the early extension of the trolley on Hoffman Boulevard to Jamaica will undoubtedly add greatly to the steady inflow of population to Jamaica Hillcrest, which is but two blocks from Fulton street, Jamaica's main business artery, and the same distance from the

REAL ESTATE FOR SALE OR TO LET
BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET
BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET
BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET
BOROUGH OF QUEENS.

Forest Hills Gardens

Development

Forest Hills Gardens is a suburban land development in which certain funds have been invested with the definite expectation of securing an adequate business profit. Primarily a business enterprise, profit making is not the sole aim of the Company. There exists a definite educational purpose and a determination that the property shall be developed as a whole, along the lines of the best modern methods of city planning. It is expected that others contemplating land subdivision will profit by the standards set by the Company, namely—of careful and comprehensive town planning; the laying out of streets to conform to the topography of the land; the placing upon lots of protective restrictions that will insure to the owners and to adjacent owners, the residential advantages of the neighborhood; insistence upon buildings of tasteful design, constructed of brick, cement, or other permanent materials, even though at somewhat greater initial cost, but in the long run more economical in upkeep and more sightly in appearance than the cheaply built structures too often found in New York City's outlying districts. Before acquiring property, prospective buyers are required to sign an application to purchase, giving references which are thoroughly investigated by the Company, to insure, so far as possible, to the residents of Forest Hills Gardens a homogeneous and congenial community.

Location

Forest Hills Gardens is located on the Main (electric) line of the Long Island Railroad, nine miles from the Pennsylvania Station in Manhattan, and two miles from Jamaica. At present there are thirty or more trains each way daily, and the running time from New York is from thirteen to fifteen minutes. The trolley line from Jamaica to Fifty-ninth Street

and Second Avenue, Manhattan, which is well under way and to be completed this summer, will be operated on a ten-minute headway, thirty minutes to Manhattan, and a five cent fare.

The roads are exceptionally good for motoring. It takes but twenty-five minutes from the property to Herald Square.

What Has Been Accomplished in Two Years

Development work up to the present time has been confined to the original tract of 142 acres, and was actively begun about two years ago. Since that time, sewer, water, gas, electric and telephone conduits have been installed in the streets; all curbs and sidewalks have been laid; practically all streets have been paved and are now lighted by electricity.

Sales in Excess of \$2,000,000

Less than two years ago the Company placed its property upon the market. To date the aggregate sales exceed \$2,000,000, of which \$1,250,000 represent land sales; \$300,000 the sale of houses built by the Company for its own account, ranging in

price (exclusive of land) from \$5,000 to \$20,000; and \$450,000 for houses built to order for lot purchasers, ranging in price (exclusive of land) from \$8,000 to \$30,000.

What Is Now Being Offered

In addition to unsold lots in the original tract, the Company is now developing and marketing about 260 lots adjoining the original tract on the westerly side. On account of their proximity to the station and the beautiful forestry in this tract,

these lots are by many considered to be the choicest yet offered. The Company is also offering for sale a number of houses in various stages of completion.

Attractions

Residents of the property enjoy the social features of the Inn, the Tea Garden, and the tennis courts adjoining the Inn. Besides the private and public parks within the property, residents have the advantages of Forest Park, a city park of 500 acres of considerable natural beauty and good drives, which adjoins the property on the south. There is an eighteen-hole golf course in Forest Park, maintained by the city, which can be used by the residents without charge. Last September the Company sold to the West Side Tennis Club, of Manhattan, ten acres of land in Forest Hills Gardens, upon which there will be 63 courts and an attractive Club House. Plans for the Club House are nearing completion, and the laying out and grading of the courts are rapidly progressing. This insures to residents of the Gardens a permanent tennis club which ranks among the finest in this country.

Transit Facilities

Long Island Railroad trains of steel cars, operated by electricity, leave Pennsylvania Terminal, Manhattan, at frequent intervals, landing passengers at Forest Hills Station (on the property) in from 13 to 15 minutes. The trolley line from Jamaica to Manhattan will be completed this summer, operating cars on 10 minute schedule. 30 minutes to 59th St. 5 cent fare.

Terms of Sale

Land and houses are offered for sale at reasonable prices and on favorable terms. On lots, a cash payment of 5% is required; the balance may be paid in 120 equal monthly instalments. The Company's houses are offered on a cash payment of 10%; a first mortgage of 50%; the balance in equal monthly instalments.

The public is invited to inspect the property and its houses. For transportation, booklets and other information, please address Dept. A, New York Office.

Sage Foundation Homes Company

FOREST HILLS, LONG ISLAND.

47 WEST 34TH STREET, NEW YORK CITY



SCENES AT JAMAICA HILLCREST, WHERE 353 CHOICE LOTS WILL BE SOLD NEXT FRIDAY.

houses on the southerly side of Sherman avenue, west of Academy street.

The Friedman Construction Company will spend \$350,000 in the erection of a six story fathouse at the southeast corner of 161st street and Fort Washington avenue.

The Friendschaft Society filed plans some weeks ago for a \$150,000 clubhouse to occupy the premises Nos. 156 and 160 West 81st street. The structure will be five stories high and will be from plans by George & Edwin Blum.

Some of the important building projects now under way or on which work will soon be begun are as follows:

Twelve story apartment hotel, at No. 50 East 68th street, by the Southern Realty Company, from plans by Robert L. Lyon. \$400,000. Eight story apartment house, at No. 111 to 119 East 53d street, by the 145 East 53d Street Company, from plans by Gross & Gross. \$200,000.

Five five story fathouses on the south side of Sherman avenue, 100 feet west of Academy

87th street, by the Friendschaft Society, from plans by George & Edwin Blum. \$150,000. Six story fathouse on the south side of 125th street, from Edgecomb to St. Nicholas avenue, by the Southern Construction Company, from plans by Sommerfeld & Steinkler. \$300,000. Seventeen story store and loft building at 161st street and Fort Washington avenue, by the Friedman Construction Company, from plans by Robert L. Lyon. \$400,000. Nine story apartment house at No. 156 and 160 West 81st street, by the 145 East 53d Street Company, from plans by Gross & Gross. \$200,000. Five story brick fathouse on the south side of 125th street, 110 feet west of St. Nicholas avenue, by the Bendheim Construction Company, from plans by Charles H. Meyer. \$175,000. Twelve story store and loft, at Nos. 120 and 132 West 29th street, by the Polo Construction Company, from plans by Brown & Almy. \$225,000. Twelve story office and loft, at Nos. 225 and 231 Fourth avenue, by the Polo Construction Company, from plans by Neville & Bague. \$200,000. Five story fathouse on the eastern side of 35th street, 25 feet south of Cooper street, by the Polo Construction Company, from plans by Noel & Springsteen. \$150,000. Six story fathouse at the northeast corner of 45th street and St. Nicholas avenue, by the Albion Construction Company, from plans by Schwartz & Gross. \$150,000. Ten story brick warehouse at No. 22 West 20th street, by A. J. Sloan, from plans by John H. Spink. \$120,000. Four story opera house at Nos. 56 and 58 Lexington avenue, by Oscar Hammerstein, from plans by W. H. McFarland. \$140,000. Twelve story loft building and three story theatre at No. 107 to 119 West 27th street, by the Times Square Improvement Company, from plans by George H. Kiefer. \$250,000. Ten story addition to the National Biscuit Company Building, at No. 500 to 512 West 15th street, from plans by Albert G. Zimmerman. \$300,000. Seventeen story printing house at No. 27 to 33 White street, by the Hallenbeck-Hungerford Realty Company, from plans by William E. Austin. \$1,000,000. Sixteen story office building at the northeast corner of 33d street and Madison avenue, by the Russell Realty Company, from plans by William H. Gorman. \$150,000. Five story fathouse at No. 156 West 25th street, by the Grout Construction Company, from plans by Louis Epstein. \$150,000. Six story fathouse at the southeast corner of Washington avenue and 161st street, by the Friedman Construction Company, from plans by Harold L. Young. \$300,000. Five story clubhouse at Nos. 106 and 107 West

corner of Fulton street and Grand avenue, to which point the elevated line of the Brooklyn Rapid Transit dual subway system will be extended, and from which station residents will be able to take trains to every section of Brooklyn and Manhattan for a five cent fare.

Over \$250,000 has been expended on improvements at Jamaica Hillcrest, including macadamized roads, water, gas, and all city improvements. Jamaica Hillcrest has over a thousand feet frontage on Hillside avenue, the main automobile road through Queens Borough. Unusually easy terms are offered to bidders at this Decoration Day sale, to be held by Mr. Rae, and a very large attendance is looked for.

Ernst & Cahn negotiated the recorded exchange between Margaret Rosendale and Sigmund Ernst, involving No. 285 West 152d street and the northeast corner of Heath avenue and 28th street.

NEW JERSEY.



ENGLISH COUNTRY HOME

LARGE PLOT.
750 FEET ELEVATION.
ON ROAD OF ANTHRACITE LESS THAN ONE HOUR FROM BROADWAY.
House has huge living room, dining room, butler's pantry and kitchen on first floor. Six sleeping rooms and bath, make up balance of home. Spacious veranda and terrace.
HEALTHY MOUNTAIN AIR.
TWO PICTURESQUE LAKES.
LAKE RIGHTS. ALL SORTS OF SUMMER SPORTS. NEAR EX-PRINCE STATION.
Stores, banks, schools and churches. Write, call or phone for further particulars.
H. S. CHAPLAIN,
110 Broadway,
Room 812,
Tel. 1521 Cor.

\$5,500

Easy Terms. Artistic. Nearly New Eight Room House, all improvements, steam heat, etc., half acre ground, near express station on main line D. & W. R. R., only 20 minutes from Broadway. Great Bargain. Send for photo and floor plans.
Address BARGAIN.
P. O. Box 572, New York City.

40-ACRE FARM

WHITE HOUSE, N. J.
W. C. REEVES & CO.,
124 E. 23d St., New York.

\$4,000 WILL BUY A LOT ON MANASQUAN river front, 100x300, at Point Pleasant, N. J., near ocean and Barnegat Bay. Beautiful residential surrounding. Owner, 74 South St., Newark, N. J.

REAL ESTATE.

VIRGINIA.
VIRGINIA FARMS FOR SALE CHEAP BY owner, easy terms. C. WITMER, Notary, Virginia.

BOROUGH OF BROOKLYN.

Are You Paying \$40.00 or More Rent?
If so, you can save it, and get twice as much out of life as
Kings Lawn
THE FINEST RESIDENTIAL PARK IN BROOKLYN. 35 Minutes from Park Row. Ten from the ocean by the best transportation in Greater New York.
Brighton Beach Elevated & Subway Line.
Small houses of high class construction and finish, containing every luxury and improvement that is found in the better class of apartments (at one-half the cost) and every convenience of the city, with the joys of a suburb combined.
\$5500 & upward. PAY SAME AS RENT.
Voted house completely furnished, always open for inspection.
Take Brighton Beach - Get Off at Kings Highway Walk West on Ave. Q to Ocean Parkway.
Booklet on request. Phone Midwood 5703.
RICHARD C. DOUGGETT, Owner & Builder.

CHOICE INVESTMENT

Non-resident owner offers high class apartment, best section Brooklyn, \$50,000 cash required. For full particulars, inquire W. H. STEYER, 26 Court St., Brooklyn, Suite 23.

BOROUGH OF RICHMOND.

50-ACRE GENTLEMAN'S COUNTRY SEAT, on plateau overlooking Lower New York Bay, with 1,114 feet sandy beach, including riparian rights extending to deep water. 16 rooms, steam heated, electrically lighted, modern frame dwelling, excellent condition; finely shaded lawn; kitchen garden, farmer's house, 2 story modern stable or garage, 1 mile from Prince's Bay Station; exceptionally adapted for club, institution or country seat. For particulars apply CORNELIUS KOLFF, 45 Broadway, New York.

AUCTION SALE—50 LOTS

Friday, May 30 (Decoration Day), 2 P. M. sharp, on the premises, Clermont Heights, Richmond Turnpike, West New Brighton. \$10 per lot, balance \$5 per lot per month. Splendid property and location. Send for maps and particulars. J. STEINER, 26 Court St., Brooklyn, Suite 23.

COLORADO RANCH.

Thirty-acre fruit ranch in Grand Valley, Best soil and water right in state. Two miles from two railroads. Adjoins foot hills, open range, hunting, fishing, \$5,250. Terms, Might consider desirable Eastern property in exchange. Owner, A. A. ROYCE, Rifle, Colorado.

FARMS FOR SALE.

FOR SALE—FIRST CLASS 1300 ACRE improved Wyoming cattle ranch, 14 miles county seat, \$300,000. C. R. ANDREWS, Hoopston, Ill.

NEW YORK STATE.

FARMS and country homes in Rockland and Orange counties; tell me what you want and how. HOWARD GOLDSMITH, 108 West 34th St. ADVERTISEMENTS AND SUBSCRIPTIONS For the Tribune received at the Up-town Office, No. 124 Broadway, between 26th and 27th sts., until 6 o'clock p. m.

WESTCHESTER COUNTY.

135 Restricted Residence Plots

50X100 AND LARGER

LESTER HILL

White Plains, N. Y.

At Auction

Decoration Day, 2 P. M., on Premises.

Rain or Shine, Under Tent, By

GEORGE W. BARD, Auctioneer.

Title to this property has been guaranteed by the Lawyers' Title Insurance and Trust Company. All City Improvements made and paid for, including gas, water, sewer, cement walks and curbs, macadam roads, etc.
TERMS—Ten per cent. of Purchase Price and Auctioneer's Fee on Day of Sale. Seventy per cent. of the Purchase Price to remain on Mortgage for one, two or three years, with privilege to pay off in thirty days. Five per cent. discount for cash on Delivery of Deed. Balance to be paid on delivery of Deed in thirty days from day of sale.

Photos, Diagrams and Full Particulars of the Auctioneer, No. 111 Depot Place, Mt. Vernon, Tel. 249, or of

Fish & Marvin, 527 Fifth Avenue, New York.

SUBURBAN ESTATE

A very fine residence property at Mount Vernon (on the crest of Chester Hill); beautiful site, 250x250, fine old shade trees, fruit garden, 14 large rooms, two baths and stable; all improvements, in perfect order. Value \$20,000, easy terms. Will shade price. Address Executor.

F. A. McLAUGHLIN,
304 Fifth Ave., N. Y.
Telephone 2148 Madison Sq.

WINTER HOME FOR SALE: 11 rooms and three baths, on large, well shaped plot, near the Sound, with unobstructed view; private bathing beach and dock; best of bathing, boating and fishing; stores, schools, churches and amusements; 60 minutes from Grand Central Station; golf, tennis and yacht clubs; price, \$11,500. FREDERICK P. JONES, 505 5th Ave.

COUNTRY HOME IN CITY LIMITS.

House, 11 rooms; large barn, suitable for autos; one acre ground; elegant location; will sell or rent. HEUER, 308 8th Ave.

CONNECTICUT.

25 VILLAGE FARMS & ACRES, RESIDENCE, two-story wing, piazza, two barns, fruit, bargain, \$1,900; 87 acres, 8 rooms, barn, cellar, fruit, bargain, \$2,000; 25 acres, 7 rooms, piazza, barn, henry, stock, tools, \$1,500; \$2,500, \$3,500 up to \$4,000; mostly stocked; crown soil.
Write price, payments, F. D. THOMPSON, Hotel Central, Winsted, Conn.

TO LET—FURNISHED SUMMER COTTAGE at Greens Farms, Conn., five minutes' walk from station; ten rooms, two baths, furniture, range, garage; good bathing; abundant shade; spring water; electric lights. Inquire RAYMOND BROS., South Norwalk, Conn.

FOR SALE.—Farms of all descriptions, and summer residences, from \$1,500 to \$20,000. Send for list. BURTON E. MOORE, Winsted, Conn.

BARGAINS CONNECTICUT FARMS: 900 acres, stock, tools \$5,500; many others; HULL, South Norwalk, Conn.

COUNTRY.

FOR RENT—COTTAGE ON HUDSON River, furnished or unfurnished, for summer months or for term of years with lease. Beautiful location. All improvements kept in repair. Address F. G. GRIMME, Sparkill, N. Y.

WINSTED

THE CENTRE of the LITCHFIELD HILLS

NOT the least of the many advantages possessed by Winsted as a place of residence is its excellent school system. The grammar schools, beginning with the kindergarten and ending with the eighth grade, are modern and well equipped, and are taught by excellently trained, experienced teachers. The school authorities are alert for the best methods of instruction and progress is steady and satisfactory. Individual instruction for methods of instruction and progress is steady and satisfactory. A school nurse, whose slow and over-aged children keeps the system working smoothly. A school nurse, whose duty is to supervise and safeguard the health of children, is in daily attendance. Each building is equipped with baths for the use of pupils.

From the grammar schools pupils enter the Gilbert School, a high school which on account of a rich endowment is entirely free to Winsted pupils, and for the maintenance of which the town has no expense. This school is in a beautifully located building of about 30 rooms, including assembly room, library and gymnasium, besides the other departments. Six courses of instruction are offered, including college, scientific and general academic courses, a commercial course, a mechanic arts course and a course in household arts and science. The school library contains 10,000 books and has a librarian always in charge to assist and direct students. The school prepares for college, business, the industries and for home-making.

As a musical centre Winsted is unexcelled. A large Choral Union, whose labors culminate in the famous Norfolk concerts, meets regularly, while the Music Club, an organization of local women, gives opportunity for those musically inclined to enjoy their art and provides three delightful concerts each year, making Winsted an ideal home.

There are also two free public libraries, containing nearly 30,000 volumes.

For further information and descriptive booklet, "The Gateway," apply to

The Publicity Committee, Winsted Business Association, Winsted, Conn.